

## Clear Lake Real Estate

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The Clear Lake real estate market is strong under \$500K, but strength has returned to the higher price levels. My crystal ball was RIGHT. I saw pent up demand for homes in the \$400 to \$500K price range, and it surfaced this spring, summer. Now, we're seeing sporadic strength in the higher levels. What worries me most is the continued reduction in inventory. (3.7 months avg) Even though my chart below shows a "Normal Seller's Market," what we really have is an "Extreme Seller's Market." I hope more homes come on the market this late summer/fall. If not, the market is going to have trouble balancing. We're already into a bidding situation on nicer homes. If you need to sell your home, Call ME ☺ If the value of your home is less than \$600K, this is the **perfect** time to have your home on the market. Be sure to visit my [Market Trend](#) page to learn much more about the state of the real estate market in Clear Lake.

### September, 2013 Market Report

Single Family Residential Dwellings

(Does not include townhouse, condo, midrise, etc.)

### CCISD Report

#### CLEAR CREEK ISD September 2013 Home Sales by Price

Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	16	31	1.9	Extreme Seller's Market
\$100-\$200K	149	400	2.7	Extreme Seller's Market
\$200-\$300K	71	284	4.0	Normal Seller's Market
\$300-\$400K	21	130	6.2	Balanced Market
\$400-\$500K	10	61	6.1	Balanced Market
\$500-\$600K	3	32	10.7	Normal Buyer's Market
\$600-\$700K	3	21	7.0	Balanced Market
\$700-\$800K	1	16	16.0	Extreme Buyer's Market
\$800-\$900K	0	9	N/A	No Sales This Month
\$900-\$1M	1	6	6.0	Normal Seller's Market
\$1M-\$2M	1	20	20.0	Extreme Buyer's Market
\$2M-\$3M	1	5	5.0	Normal Seller's Market
>\$3M	0	4	N/A	No Sales This Month
<b>Overall Mkt</b>	<b>277</b>	<b>1019</b>	<b>3.7</b>	Normal Seller's Market
<b>12+ months of inventory</b>				Extreme Buyer's Market
<b>9-12 months of inventory</b>				Normal Buyer's Market
<b>6-9 months of inventory</b>				Balanced Market
<b>3-6 months of inventory</b>				Normal Seller's market
<b>0-3 months of inventory</b>				Extreme Seller's Market
				High depreciation
				Moderate depreciation
				Flat to moderate depreciation
				Moderate to high appreciation
				High appreciation

↓ Scroll down for Market Snapshot ↓

12 Year Market Snap Shot – Home Sales – Clear Creek ISD (no townhouse, condo, etc.)

2,565 Closed sales during 1<sup>st</sup> 9 months of 2013

2,612 Closed sales during 1<sup>st</sup> 9 months of 2006

2,085 Closed sales during 1<sup>st</sup> 9 months of 2001

1 Month Market Snap Shot – September 2013 – Clear Creek ISD

Sold – 277 September CCISD														
	SqFt	Beds	FB	HB	List Price	LP/SqFt	Sale Price	SP/SqFt	Adj. Sale Price	Adj. SP/SqFt	SP/LP %	DOM	CDOM	Year Built
Min	784	2	1	0	64900	36.96	60000	36.45	60000	34.26	74 %	0	0	1911
Avg	2454	3.58	2.28	0.51	229913	93.69	222501	90.67	220506	89.86	97 %	47.43	60.26	1991
Max	6000	6	5	2	2350000	438.92	2219500	414.55	2219500	414.55	135 %	677	783	2013
Median	2244	4	2	0	187900	83.89	185000	82.44	181614	81.47	98 %	28	31	1992

NOTE: The number of homes that did sell (chart above) sold at Median in 28 days where as the number of homes that expired (chart below) did not sell in the Median of 105 **days. It takes longer to NOT Sell then it does TO Sell**

EXPIRED – 51 September CCISD														
	SqFt	Beds	FB	HB	List Price	LP/SqFt	Sale Price	SP/SqFt	Adj. Sale Price	Adj. SP/SqFt	SP/LP %	DOM	CDOM	Year Built
Min	1077	2	2	0	105000	52.08	0	0	0	0	0 %	3	3	1956
Avg	2794	3.73	2.57	0.51	299631	107.24	0	0	0	0	0 %	142.04	195.65	1992
Max	5396	5	4	1	1050000	259.52	0	0	0	0	0 %	760	1446	2012
Median	2738	4	2	1	215000	87.86	0	0	0	0	0 %	105	109	1994

Terminated – 46 September CCISD														
	SqFt	Beds	FB	HB	List Price	LP/SqFt	Sale Price	SP/SqFt	Adj. Sale Price	Adj. SP/SqFt	SP/LP %	DOM	CDOM	Year Built
Min	1032	3	1	0	895	0.87	0	0	0	0	0 %	1	1	1946
Avg	2870	3.83	2.41	0.67	282282	98.36	0	0	0	0	0 %	96.15	121.63	1991
Max	5352	6	4	2	815000	183.85	0	0	0	0	0 %	389	457	2012
Median	2732	4	2	1	254400	86.81	0	0	0	0	0 %	78	89.5	1992

Leased – 81 September CCISD														
	SqFt	Beds	FB	HB	List Price	LP/SqFt	Lease Price	LseP/SqFt	Adj. Lease Price	Adj. LseP/SqFt	SP/LP %	DOM	CDOM	Year Built
Min	1190	2	1	0	1150	0.61	1150	0.59	1150	0.59	83 %	2	2	1958
Avg	2103	3.57	2.14	0.36	1745	0.83	1741	0.83	1741	0.83	100 %	26.74	27.67	1987
Max	4501	6	4	4	4995	1.28	4750	1.22	4750	1.22	125 %	102	102	2010
Median	1910	4	2	0	1550	0.82	1550	0.8	1550	0.8	100 %	20	21	1985